

The guest house subcommittee met on January 23rd to discuss the guest house issue and propose language for amending the ordinance. The Current requirements are written below followed by the proposed amendments.

CURRENT

DEFINITION: Dwelling, Guest Quarters: A structure used as a dwelling unit that may contain sleeping spaces and/or kitchen and/or bathroom facilities in addition to those provided in the primary dwelling unit on a lot; dependent upon the principal structure for primary utilities, services, entrance, parking and accesses; and not for rent or lease.

LAND USE CLASSIFICATION CHART: Guest Quarters Dwelling is permitted (P) in the OSR, SR/LR & UR zoning district.

LOT REQUIREMENTS CHART:

<i>Requirement</i>	<i>District</i>			
	OSR	SR/LR	UR	NR
Lot Size				
Single Family (Non-riparian)	100,000 s.f.	40,000 s.f.	20,000 s.f.	40,000 s.f.
Duplex or Guest Cabin Lot Width (Multiply Base Size)	1.8	1.8	1.8	1.8
Duplex or Guest Cabin Lot Area (Multiply Base Size)	2.0	2.0	2.0	2.0

CHAPTER VII - Residential Performance Standards

7.1 GUEST DWELLING

A guest dwelling may be allowed providing the structure meets the standards outlined in this section:

- A.** The guest dwelling shall be located along with the principal structure on a lot meeting the lot size requirements outlined in the Lot Size, Setbacks and Area Standards Chart in Chapter 4.
- B.** The guest dwelling shall not cover more than 700 sq. ft. of land and must not exceed 15' in height.
- C.** The guest dwelling shall be located to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setback, color or other methods acceptable to the City assuming summer leaf-on conditions.

PROPOSED

DEFINITION:

Guest Cabin: A free-standing structure, not for sale or lease, that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling on the lot. A guest cabin shall not be permitted if guest quarters exist on the lot.

Guest Quarters: The second story of a detached accessory structure, not for sale or lease, that may contain sleeping spaces and kitchen and bathroom facilities in addition to those provided in the primary dwelling on the lot. Guest Quarters shall not be permitted if a guest cabin exists on the lot.

LAND USE CLASSIFICATION CHART: Guest Quarters Dwelling is permitted (P) in the OSR, SR/LR & UR zoning district. Will reference see sec. 7.11 as well.

The subcommittee is proposing to amend the Lot Size, Setbacks and Area Standards Chart to remove the minimum lot size and width requirement

Requirement	District			
	OSR	SR/LR	UR	NR

Lot Size				
Single Family (Non-riparian)	100,000 s.f.	40,000 s.f.	20,000 s.f.	40,000 s.f.
Duplex or Guest Cabin Lot Width (Multiply Base Size)	1.8	1.8	1.8	1.8
Duplex or Guest Cabin Lot Area (Multiply Base Size)	2.0	2.0	2.0	2.0

CHAPTER VII - Residential Performance Standards

7.1 GUEST CABIN & GUEST QUARTERS

A guest cabin or guest quarters may be allowed, regardless of lot size, providing the structure meets the standards outlined in this section:

A. The guest cabin shall meet all requirements, including, impervious coverage limits, setbacks, adequate septic system capacity or ability to connect to city sewer system, and a stormwater management plan.

B. The guest cabin shall not cover more than 700 sq. ft. of land and shall not exceed 15’ in height. Basements are prohibited. Decks and outside stairways and stoops exceeding 4’ in width shall be included in the 700 sq. ft. of land covered.

C. The guest cabin shall be located to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, an increased setback of 100' on a GD Lake and 125' on a RD Lake, color or other methods acceptable to the City, assuming summer leaf-on conditions.

D. A guest cabin shall not be permitted if guest quarters exist on the lot.

E. Guest quarters shall meet all requirements, including impervious coverage limits, setbacks, adequate septic system capacity or ability to connect to city sewer system, accessory structure height limit, and a stormwater management plan.

F. Guest quarters shall not exceed 1200 sq. ft. in size, regardless of the size of the accessory structure upon which they are built. Balconies and outside stairways exceeding 4' in width shall be included in the 1200 sq. ft. maximum size.

G. Existing boathouses and other detached accessory structures within the lake setback shall not be converted to a guest cabin or guest quarters.

H. Guest quarters shall not be permitted if a guest cabin exists on the lot.